

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

November 20, 2012 – 9:00 a.m. – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Dorsey Hall, Chair
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance. .

MINUTES

Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved the October 24, 2012 minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

EDUCATION

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the following courses for fiscal year 2012-2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

(1) New Courses:

(1) Dynasty School

- (1) 2012-2013 USPAP Equivalent Course – 15 hours QE Online
- (2) 2012-2013 – USPAP Update Equivalent Course – 7 hours CE online
- (3) Challenging Assignments for Residential Appraisers – 7 hours CE online
- (4) Covering all the Bases in Residential Reporting – 7 hours CE online
- (5) Foreclosure Basics for Appraisers – 7 hours CE online

(2) Appraisal Institute

- (1) Business Practice & Ethics – 4 hours classroom CE
- (2) Complex Litigation Appraisal Case Studies – 7 hours classroom CE
- (3) Residential & Commercial Valuation of Solar – 15 hours classroom QE – 14 hours CE
- (4) Online The Discounted Cash Flow Model: Concepts, Issues and Applications – 5 hours online CE

(3) McKissock

- (1) Analysis in Action – 7 hours classroom CE
- (2) Disciplinary Cases – What NOT to do – 7 hours classroom CE

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (a) Raphael Ammons – Certified General (GA)
- (b) Martin Casey – Certified General (IL)
- (c) Jennifer G. Driskell – Associate
- (d) Julie Potts Hoffmann – Associate
- (e) Christopher A. Hymore – Associate
- (f) Scott E. Leggett – Associate
- (g) Paul E. Miller – Certified General (GA)
- (h) David A. Mosley – Associate
- (i) James R. Willman – Associate
- (j) Thomas J. Wright – Certified Residential

B. Approval – Appraiser – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following appraiser – Alice G. Bailey. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Abstain; Kathy Mayfield – Yes.

C. Approval – AMC Companies - Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the following Appraisal Management Company list. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Collateral Intelligence - #104
- (2) AAA Appraisal Advantage Inc. - #105
- (3) FA Business Services, LLC - #106
- (4) Consolidated Lender's Resource - #107

D. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the associate application of David A. Mosley. Mr. Mosley was an applicant applying for Associate with prior conviction. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

E. Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to approve J. Christopher Bentley with the IValuation, LLC AMC application. Mr. Bentley had a prior conviction. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

EXPERIENCE REVIEW

- A. Jason Disney – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously approved his experience for Certified General. Mr. Disney will need to pass the Certified General National Examination. Mr. Disney's appraisal reports were reviewed by John Kittinger. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 60 cases for 2012 have been filed.
- B. Investigator Report – Case Nos. 12-16, 12-23 and 12-43 have submitted and will be presented at the December Board meeting.

- C. Status of pending cases – The Board instructed Mr. Grawe to schedule hearings for the following cases prior to March 30, 2013 for Case Nos. 11-13, 11-36, 12-10, 12-11, 12-12, 12-25 and 12-26.
- D. Case No. 12-37 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- E. Case No. 12-42 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed dismiss the case with recommendation to take a 7 hour Residential Report Writing Course by June 30, 2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- F. Board Hearing Discussions – Larry Disney reported that cases
 - (1) 10-41 & 11-02 – Lin Bell – Agreed Order Pending.
 - (2) 11-08, 12-13, 12-14, 12-15 – J. Rodney Williams – Agreed Order Pending
 - (3) 11-13 – Thomas & Norman Christie – Hearing – No date at this time
 - (4) 11-36 – Charles Walton – Hearing – No date at this time
 - (5) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – In communication with Attorney
 - (6) Board attorney James Grawe was asked by the Board to work diligently with the Attorney General office of hearings and the respondent attorneys to move cases along ASAP. These case awaiting hearing are now official outside the Board ability to move forward without legal action from Board's Attorney.
 - (7) 12-04 and 12-05 – Federal Level pending final jurisdiction.

The Board reviewed the list of the three pending cases requiring a hearing date and Board counsel assured the Board the cases will be handled by the March 2013 Board meeting.

MISCELLANEOUS

The Board reviewed the following information

- A. 2013 State Holidays
- B. 2013 Board Meeting Dates revised.
- C. Other States Temporary Permit Fees – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to begin the process of changing the regulation to raise the temporary fee from \$50.00 to \$150.00 per assignment. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- D. US Res Vendor Management

- E. ISGN Agreement
- F. Consolidated Analytics AMC
- G. Comments on ASC Proposed amendments to Policy Statements – Motion by Dorsey Hall, second by G. Herbert Pritchett to revise the comment letter to add “Judicial” administrative hearing, and mediations, outside the regulatory authority. Roll call – Sam Blackburn – No. Mr. Blackburn stated to submit original letter; Dorsey Hall – No. Mr. Hall did not understand the letter had already been submitted; G. Herbert Pritchett – Yes; Kathy Mayfield – No. Sam Blackburn made a second recommendation that the original letter be submitted and be a part of the minutes. Second by Kathy Mayfield. Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes
- H. Budget Ending October 2012
- I. ASC Compliance Review – March 20-22, 2013
- J. December Board Meeting has been changed to December 12, 2012 – Wednesday
- K. The Board was advised that Harold Brantley reappointment to the Board had been made by the Governor.
- L. Dorsey Hall commended Larry and Dennis on their presentation at the Federal Reserve seminar.
- M. The Board advised that if an AMC agreement has been sent to the Board for review, the staff will contact the appraiser to list all the deficiencies and it will be opened up as a complaint against the AMC.

Motion by Kathy Mayfield, second by Sam Blackburn and the Board agreed to adjourn the meeting. Roll Call: Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes


Chair


Staff Assistant